MINUTES OF MEETING OF
WASHINGTON COUNTY PLAN COMMISSION
Held April 8, 2014 at 7:00 p.m.
Council Chambers—City Hall Building

The meeting was called to order at 7:00 p.m. by President David Hoar. Adam Dufour led the audience in the Pledge of Allegiance and Jerry McClellan offered prayer. Secretary/Attorney Thomas E. Scifres took roll call. Present were eight (8) members, Attorney Thomas E. Scifres, and Building Commissioner Travis Elliott. Absent was Scott Maudlin. Minutes from the March meeting were approved upon the motion of Jim Day, seconded by Phil Marshall, which unanimously carried.

David Hoar reported that the Zoning Ordinance has been approved by the County Commissioners and confirmed that the Ordinance had now been published twice in the Salem Leader, making it now a valid, enforceable ordinance.

The next order of business was the appointing of members of the Plan Commission to the Board of Zoning Appeals. Attorney Scifres reviewed the five (5) statutory appointments as follows:

County Council	1	Citizen
Plan Commission	1	Citizen Member of Plan Commission
County Commissioners	2	Citizens
	1	Citizen Member of Plan Commission

Attorney Scifres reported that the County Commissioners were seeking a recommendation as to which Plan Commission Member would be willing to serve. President Hoar reported that the County Council appointed Max Greene to the BZA in a meeting held earlier in the day, April 8, 2014, and that the Plan Commission would have a total of two (2) members on the BZA. Phil Marshall reported that Todd Ewen and Roy Dick were both interested in serving in that position. Attorney Scifres suggested the Plan Commission inquire who on the Plan Commission would be willing to serve in this capacity. Danielle Walker volunteered. Jim Day made the motion to appoint Danielle Walker as the Plan Commission's appointment to the BZA, seconded by Ervin Day. The motion was unanimously carried, 8-0. Adam Dufour stated he would be willing to serve, so his name can be passed along to the County Commissioners. David Hoar reported that John Mishler had expressed an interest in serving on the Board of Zoning Appeals.

The next order of business was implementing Land Use Ordinance. David Hoar reported that he had spoken with Kari Keller-Steele earlier that morning and discussed concerns over identifying residential density. Keller-Steele suggested enhancing of the G.I.S. License Agreement. The G.I.S. License Agreement is updated by both the Surveyor and the Assessor. Jeff Souder stated that the contract is through the County Commissioners and that it probably would not be difficult to

come up with a layer that monitored population density. Travis Elliott reported that he was not currently able to access the G.I.S., but can access it through DESI.

David Hoar also stated that the Commission needs a checklist to verify that all criteria are met. Adam Dufour volunteered to draft a sample application and checklist for this objective.

President Hoar inquired, concerning the Procedures of Compliance, as to what action would be taken if there is a violation. Attorney Scifres stated, if necessary, legal enforcement action would be taken.

The next order of business was the airport overlay. Attorney Scifres reported that he was working on an ordinance, that it will be added to the next meeting's agenda, and that a request will be made to have a representative present at that meeting. Adam Dufour then raised the issue of the prior overlay agreement and inquired as to whether there was a need to pass an ordinance with regard to a Breach Inundation Areas in the conservancy districts. Attorney Scifres stated that he would follow-up with Attorney John Mead regarding this matter.

President Hoar then moved on to the next matter on the agenda regarding the possibility of Duke Energy implementing the use of solar farms. He reported that Duke Energy must buy two percent (2%) of its energy from an alternate source. They are considering the use of three (3), 23-25 acre solar panel farms. This is approximately a $10 million project. Section 701.1.1 of the Washington County Zoning Ordinance lists the permitted uses of land within an agricultural district. Major utility stations and plants do not fall under the list in this section, however, under section 701.1.2 a special exception may be granted by the Board of Zoning Appeals.

Jim Day announced his desire to resign as a member of the Commission. David Hoar thanked him for his time and service over the years. His vacancy will be made known to the County Commissioners.

Upon motion by Jeff Souder, seconded by Jerry McClellan, and carried by unanimous vote (8-0), the meeting was adjourned.

David Hoar, President

Danielle Walker, Vice-President

Jerry McClellan

Adam DuFour

Phillip Marshall

Jeff Souder

Ervin Day

Scott Maudlin

COMMISSION ATTORNEY

Thomas E. Scifres